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**CRA Project Summary April (NB)**

As a regular informational item on CRA agendas, Staff provides a brief update on selected referrals, redevelopment projects and development agreements under review. This monthly update is typically a limited sampling of the CRA’s many on-going projects, as opposed to a complete list.

**CRA Wide**

Façade Grant, Project Manager, Jessica Leonard - The Façade Grant program is a competitive matching grant program that is designed to encourage reinvestment in building facades, specifically those located on highly visible target corridors within each district. Staff is enthusiastically expecting the approval of multiple façade grants in each district as a continued effort is placed in concentrated outreach and community engagements to help aid in awareness of the program. Newly approved, seven (7) façade grant projects are underway with the breakdown as follows; two (2) in Eastside Redevelopment Area and five (5) in Downtown Redevelopment Area. Additionally, we are delighted to have again eleven (11) more pending façade grants waiting with this new approach. Started last month, the façade grant program has been enhanced by teaming up with the Turf SWAP program provided by Alachua County Environmental Protection Department. In combining the Turf SWAP program and façade grant, applicants could be eligible for up to \$2,000 in additional funds per property to be used for the removal of high volume irrigation and replacing it with Florida Friendly Landscaping started last month on April 1, 2017.

Community Vitality Report, Project Manager, Ori Baber - On this Agenda

**Eastside Redevelopment Advisory Board (ERAB)**

Heartwood, Project Manager, Michael Beard - Staff has received cost estimates for the horizontal improvements and appraisals for the conceptual designs on the approved lots. Construction Documents were submitted for permit approval to the City and the Water Management District in January. Permits are anticipated in April 2017. A public solicitation was released on April 3<sup>rd</sup> for a site contractor in the form of an

Invitation To Bid. That procurement process will be completed through the City's Purchasing Department on May 1<sup>st</sup>. Staff has received appraisal for the 34 lots within the proposed neighborhood. Staff will return to the board in the coming weeks with a disposition plan for the individual divided parcels. Construction is anticipated to begin April 2017.

Cotton Club Grant Management, Project Manager, Stephanie Seawright - The Cotton Club continues to move forward with the construction of the facilities. Over the past months an extensive amount of work has been done on the interior and the exterior of the facility. Staff continues to monitor the progress and discuss the timeline for the project with their Board representatives.

Cornerstone Phase 1 Development, Project Manager, Michael Beard--At the August meeting the City Commission approved the disposition of building pads C and D which included a lease with an option to purchase agreement with Concept Companies. Since then, Concept Companies has solidified their leasing agreement with Merieux and a press announcement was hosted by the Chamber of Commerce to memorialize the deal. Staff along with Legal and the developer, have solidified the terms of the lease agreement and moving forward with the processes necessary to legally divide the properties within the approved master plan. Construction Documents have been submitted for permit of the site construction. The developer has also submitted full construction documents for the building that is to occupy pad C and D. At the March meeting, the Board approved Guaranteed Maximum Price Proposal from the Brentwood Company. Construction is anticipated to begin in April 2017. Groundbreaking Ceremony is scheduled for April 25<sup>th</sup>.

ERAB Residential Paint Program, Project Manager, Stephanie Seawright - Staff has worked with legal on changes to the project to include power washing as a service. The ERAB has approved the changes and we will bring this to the CRA Board for final approval. We are currently accepting applications, and have (4) pending applications for several residences in the Greater Duval Neighborhood.

Greater Duval Neighborhood Revitalization Initiative (NRI), Project Manager, Stephanie Seawright - CRA launched a partnership with Alachua Habitat for Humanity called the "Partnership for Paint" program. The program allows the CRA to offer a grant of up to \$500 to eligible home owners in the NRI area. The \$500 grant will be applied to the fee associated with participation in Habitat for Humanity's "A Brush with Kindness" program. As of January the partnership has completed 19 homes in the Greater Duval Neighborhood. We currently have one (1) application pending. Additional work through the NRI includes the development of new gateway signage, homeownership, and mentoring and mentoring programs.

### **Downtown Redevelopment Advisory Board (DRAB)**

Cade Museum, Project Manager, Andrew Meeker - On this Agenda

Downtown Plaza, Project Manager, Nigel Hamm - - For the month of April we will continue to have our weekly programming with Free Yoga, Zumba, Capoeira and Salsa Classes. Every Tuesday and Thursday we will be playing music through the plaza sound system from 11am-1pm for the **Lunchtime Jazz Mix**. April is also the beginning of the "Free Fridays" Concert Series on April 14 and continues until Oct.20.

**Events in April:** Saturday April 1 & 2: Spring Arts Festival, Saturday April 8: Great Gainesville Car Show, Saturday April 22: UF March For Science. For more information and events visit [www.bodiddleyplaza.com](http://www.bodiddleyplaza.com)  
<<http://www.bodiddleyplaza.com>>

Downtown Redevelopment Area Residential Paint Program, Project Manager, Stephanie Seawright - Staff has worked with legal on changes to the project to include power washing as a service. The DRAB has approved

the changes and we will bring this to the CRA Board for final approval. To date the DRAB Residential Paint Program has completed eight (8) homes (407 SW 5<sup>th</sup> Ave, 428 SW 3<sup>rd</sup> St., 436 SW 3<sup>rd</sup> St., 507 SW 6<sup>th</sup> Pl, 608 SW 4<sup>th</sup> St., 627 SW 5<sup>th</sup> St., 703 SW 5<sup>th</sup> St., 403 SW 7<sup>th</sup> Avenue). We have five (5) pending applications (621 SW 5<sup>th</sup> St., 704 SW 5<sup>th</sup> Terr., 803 SW 5<sup>th</sup> Terr., 614 SW 3<sup>rd</sup> St., and 321 SW 7<sup>th</sup> Ave.)

University Avenue Substation, Project Manager, Stephanie Seawright - The County is now determining if they should continue with the surplus of the property to the City or maintain ownership and go into a lease with the City for the property. Staff will continue to work with the County to bring this project to fruition.

Depot Park, Project Manager, Ori Baber - Staff continues to work closely with Parks, Recreation, and Cultural Affairs and the Depot Park Staff to manage the operational expense budget, warranties, and maintenance. Staff is working to close out Phase II of the Depot Park project.

The CRA has completed the design of a comprehensive signage package for Depot Park, including signage for the new Depot Park Visitor's Center on S. Main Street and graphics for literature, social media event postings, and more. Staff is developing plans for fabrication and installation.

Historic Depot Building, Project Manager, Ori Baber - The 'Pop-a-Top General Store' and 'The Boxcar' at the Depot Building continue to provide refreshments, snacks, and live entertainment to visitors to Depot Park and the Downtown area. Staff is working with Parks, Recreation, and Cultural Affairs and City Facilities to develop a transition plan. Staff and City Facilities are examining options to have an ADA compliant ramp installed at the Depot Building.

Power District, Project Manager, Andrew Meeker - The ITN (Invitation To Negotiate) development solicitation was advertised to the previously three qualified development teams on December 21, 2016. This marks the beginning of a multi-phased negotiation period between the CRA, GRU, and the City along with each development team in order to evaluate developer concepts, proposals, and terms of a private public partnership. Following several months of discussions and negotiations, the developer teams will submit their final and best offer for the evaluation committee to review and consider. Staff will then provide the CRA Board with an overview of the proposals and recommend moving forward with a specific developer proposal. The result will be a development agreement that will serve as a roadmap for new private and public investments in the Power District that honors the 2013 Power District Redevelopment Plan. The evaluation committee recently completed the first round of Discussion Sessions with the three prospective development teams that included a subsequent "request for ITN clarification and questions". The first of two proposal deadlines is due April 20, 2017. Following this first proposal submission, the evaluation committee will conduct additional developer negotiation meetings to further clarify and outline the expectations of the evaluation committee before the final proposal deadline of June 8, 2017.

### **College Park University Heights Redevelopment Advisory Board**

NW 5<sup>th</sup> Avenue (1300-2000 blk), Project Manager, Suzanne Wynn - The stakeholders along this corridor are numerous. The CRA project manager continues to meet with individual property owners along the corridor to determine the feasibility of the acquisition of all of the easements required for both the undergrounding of the electric utility and the uninterrupted connection of the sidewalks on the southern side of NW 5<sup>th</sup> Avenue. The preliminary electrical undergrounding design with the required electrical easement locations has been received from GRU, providing the CRA a basis for beginning easement acquisition discussions with property owners. The electrical undergrounding easements required are extensive and involve many properties along the entire project corridor from NW 13<sup>th</sup> Street to NW 20<sup>th</sup> Street. Once the private property outreach process is completed over the coming months, the Board will receive a presentation on the status of the undergrounding

feasibility as well as the overall project, including cost estimates.

NW 1<sup>st</sup> Avenue Streetscape (NW 16<sup>th</sup> St to NW 20<sup>th</sup> St), Project Manager, Sarit Sela -- Construction update:  
**1600 BLOCK:** Install of new underground infrastructure for GRU Electric, GRU Gas, GRU Com, COX, and AT&T is complete; Underground installation of Silva Cells for improved tree growth is underway; New curb and sidewalks install scheduled to begin in late April.

**1900 BLOCK:** New 8" water main pipe install is complete and serving block residents; Install of new underground infrastructure for GRU Electric, GRU Gas, GRU Com, COX, and AT&T is complete. Installation of Silva Cells to follow and new curb and sidewalks install scheduled for May.

**1700 & 1800 BLOCKS:** Work is scheduled to begin in May.

Applications for the Midtown Façade Grant Program and Midtown Residential Paint Program are accepted by June 1, 2017; Staff is assisting multiple property owners on their applications and project developments.

South Main Street, Project Manager, Andrew Meeker - At their March 20, 2017 meeting, the CRA Board approved the 30% plans, Construction Manager selection, and authorized Staff to proceed with undergrounding the entire corridor. The design, engineering, and pre-construction work are proceeding with a 90% plan review anticipated in June with construction beginning later in the summer of 2017.

#### **Fifth Avenue Pleasant Street Redevelopment Board**

A.Q. Jones House Museum, Project Manager, Stephanie Seawright -

PRCA has developed the Museum Coordinator position and we are currently in the hiring process. We hope to open the doors of the museum to the public this month. The CRA and PRCA staff is meeting regularly to make sure for a seamless transition of the project.

FAPS Residential Paint, Project Manager, Stephanie Seawright - Staff has worked with legal on changes to the project to include power washing as a service. The FAPS Board will be hearing the changes at their meeting in May. Should approval be granted will bring this to the CRA Board for final approval. Currently we have 6 pending applications.

Seminary Lane, Project Manager, Michael Beard - In October 2016, the Gainesville Florida Housing Corporation (GFHC) and Gainesville Housing Authority (GHA) boards, the majority owner of the site, approved to sale of the entire 6.55 acre Master Plan of the Seminary Lane Project. CRA Staff in conjunction with the Gainesville Florida Housing Corporation has selected Bosshardt Realty as the listing agent for the development. Staff is negotiating the terms of the listing agreement.

None at this time

CRA Executive Director to the CRA Board: Receive project update from Staff